

Mortgage Record Changes

The **Mortgage Record Changes** menu on the FHA Connection provides options for electronically reporting to HUD a change in an FHA case, including a servicer and/or holder change (transfer), mortgage assumption, FHA mortgage insurance termination, or discontinuance of monthly mortgage insurance premium payments.

Changes are made immediately and can be verified using **Lender Query by Case Number**. (For further information, see the **Lender Query by Case Number** module of this *FHA Connection Guide*.) To report a change or undo a change reported in error, see **Contacts for Changes to FHA Insured Case Data** at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/comp/premiums/sfdqrep.


Note: Lenders can also report changes through Electronic Data Interchange (EDI) or FHA Connection Business to Government (FHAC B2G).

This *FHA Connection Guide* module includes:

- **Getting to the Mortgage Record Changes Menu**
- **Reporting a Servicer and/or Holder Change (Transfer)**
- **Reporting a Mortgage Assumption (Borrower Change)**
- **Terminating FHA Mortgage Insurance**
- **Discontinuing Monthly Premium Payments**

Getting to the Mortgage Record Changes Menu

To get to the **Mortgage Record Changes** menu (**Figure 1**), sign on to the FHA Connection and follow this menu path: **Single Family FHA > Single Family Servicing > Mortgage Record Changes**.

After selecting a menu item, Help is available by clicking **Help Links**  in the upper right corner of the page displayed (**Figure 2**).

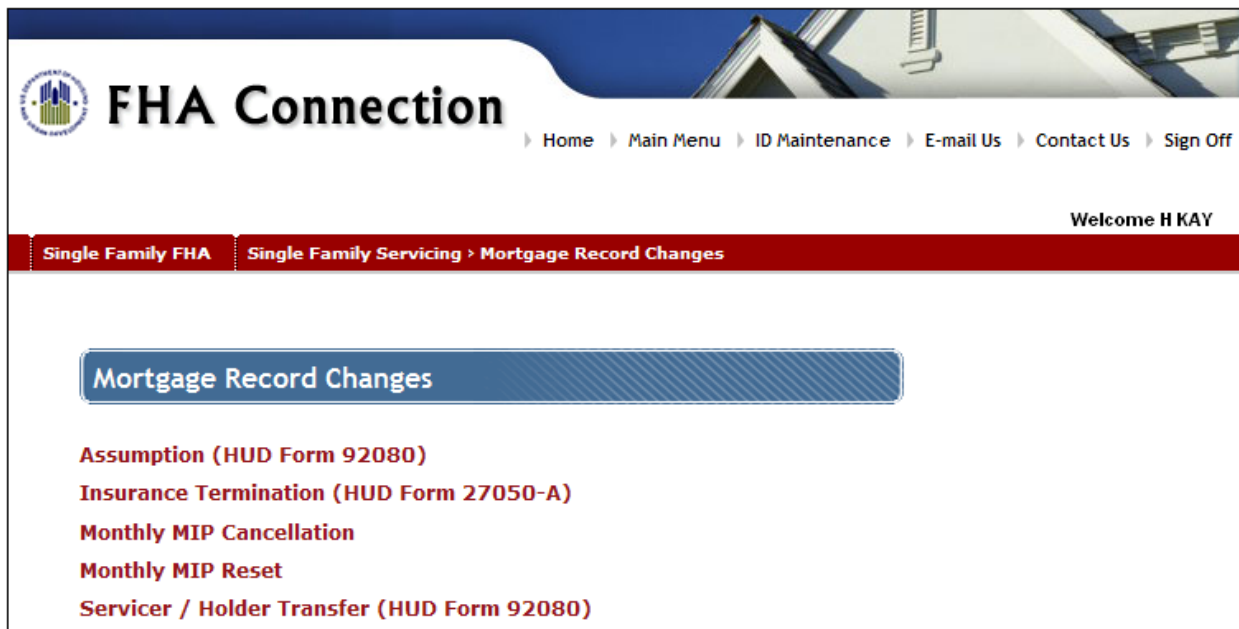

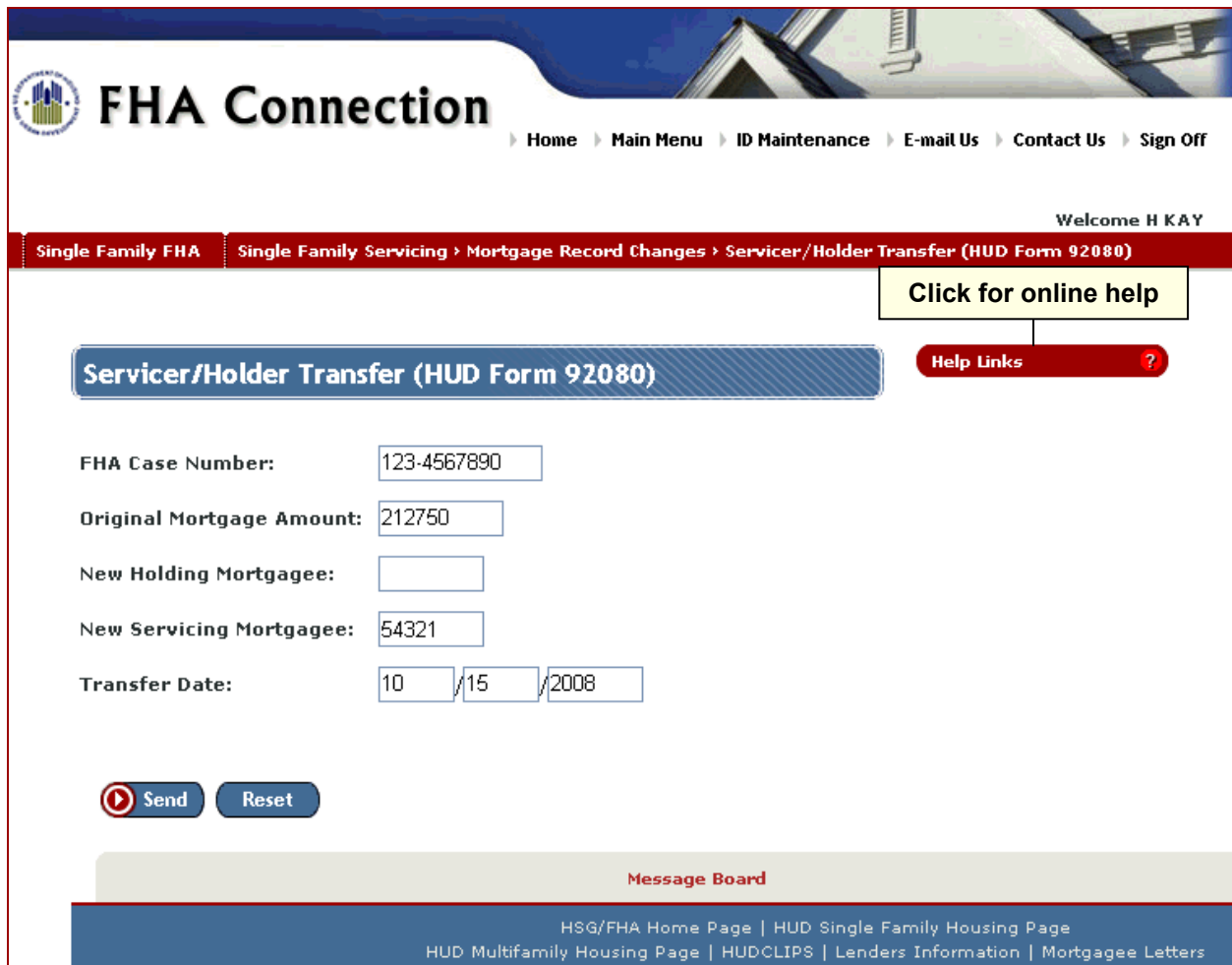


Figure 1: Mortgage Record Changes menu

Reporting a Servicer and/or Holder Change (Transfer)

A servicer change can be reported by the current or former lender. A holder change can be reported by the current or former lender within 90 days of endorsement of the case for FHA insurance. After that, only the current holder can report a holder change. To report a change in the servicing and/or holding lender of an active FHA case, follow the instructions below.

1. On the **Mortgage Record Changes** menu (Figure 1), click **Servicer / Holder Transfer (HUD Form 92080)**. The Servicer/Holder Transfer (HUD Form 92080) page appears (Figure 2).
2. Complete the Servicer/Holder Transfer (HUD Form 92080) page (Figure 2).
 - Include the dash (-) for the **FHA Case Number** (e.g., 123-4567890).
 - Do not enter a dollar sign, comma, or cents for the **Original Mortgage Amount**.
 - Only the first 5-digits of the lender's 10-digit FHA ID are required. To report a change in both the servicing and holding lenders, complete the **New Holding Mortgagee** and **New Servicing Mortgagee** fields.
 - For a terminated case, a transfer can only be recorded if the **Transfer Date** precedes the termination date.
3. Click . The Servicer/Holder Transfer (HUD Form 92080) Results page appears and indicates whether the change was successfully processed.



FHA Connection

Home > Main Menu > ID Maintenance > E-mail Us > Contact Us > Sign Off

Welcome H KAY

Single Family FHA > Single Family Servicing > Mortgage Record Changes > Servicer/Holder Transfer (HUD Form 92080)

Click for online help

Servicer/Holder Transfer (HUD Form 92080)

Help Links ?

FHA Case Number: 123-4567890

Original Mortgage Amount: 212750

New Holding Mortgagee: [empty]

New Servicing Mortgagee: 54321

Transfer Date: 10 / 15 / 2008

Send Reset

Message Board

HSG/FHA Home Page | HUD Single Family Housing Page
HUD Multifamily Housing Page | HUDCLIPS | Lenders Information | Mortgagee Letters

Figure 2: Servicer/Holder Transfer (HUD Form 92080)

Reporting a Mortgage Assumption (Borrower Change)

Only the current servicer or holder HUD has on record for the mortgage (FHA case) can report an assumption. To report the assumption of a mortgage by another borrower, do the following:

1. On the **Mortgage Record Changes** menu (Figure 1), click **Assumption (HUD Form 92080)**. The Assumption (HUD Form 92080) page appears (Figure 3).

Assumption (HUD Form 92080) [Help Links ?](#)

FHA Case Number: 075-3275982

Original Mortgage Amount: 263000 **Assumption Date:** 10/15/2008

Loan Purpose: Existing Occupied **Borrower Type:** Occupant **Counsel Code:** Lender

Borrower(1)

New Mortgagor Name: Caine, Lana **SSN/TIN:** SSN 123-45-6789 **Date of Birth:** 01/01/1970


Borrower Information: Furnished

Sex: Female **Ethnicity:** Not Hispanic or Latino

Race - Check all that apply:

- American Indian
- Asian
- Black
- Native Hawaiian
- White

Figure 3: Assumption (HUD Form 92080) page (partially displayed)

2. Complete the Assumption (HUD Form 92080) page (Figure 3). Up to two new borrowers can be entered.
 - Include the dash (-) for the **FHA Case Number** (e.g., 123-4567890).
 - Do not enter a dollar sign, comma, or cents for the **Original Mortgage Amount**.
3. Click  **Send**. The Assumption (HUD Form 92080) Results page appears and indicates whether the change was successfully processed.

Terminating FHA Mortgage Insurance

FHA insurance on a mortgage (case) is automatically terminated when the mortgage reaches maturity. However, the lender can terminate the insurance using one of the following types of terminations:


- Prepayment (Term Type 11): Borrower paid the loan in full before the maturity date.
- Non-conveyance Foreclosure (Term Type 13): The property was acquired by a lender or third party at a foreclosure sale or was redeemed after foreclosure and no insurance claim will be submitted to HUD.
- Voluntary Termination (Term Type 21): Both the lender and borrower agreed to voluntarily terminate FHA insurance.

Termination of a case must be reported to HUD within 15 days of the actual event. Only the current servicer or holder HUD has on record for the case can terminate the FHA insurance.

Here are a few caveats:

- **DO NOT terminate insurance on the old FHA case when refinancing the mortgage and the new case will also be FHA insured.** When the new case is processed for FHA insurance, the old case is automatically terminated.
- **DO NOT terminate insurance on the case when it is transferred to another servicer or holder.** Instead, process a **Servicer/Holder Transfer (HUD Form 92080)**.
- **DO NOT terminate insurance on the case because the monthly premiums are paid up before schedule.** Instead, process a **Monthly MIP Cancellation**.

To terminate FHA insurance, do the following:

1. On the **Mortgage Record Changes** menu (**Figure 1**), click **Insurance Termination (HUD Form 27050-A)**. The Insurance Termination (HUD Form 27050-A) page appears (**Figure 4**). The page has four sections: general information (first section), *Property Address*, *Mailing Address*, and *Mortgagor(s)*.
2. Complete the general information and *Property Address* sections. Information is required for all fields except the **Mortgagee's Reference** field.
 - Include the dash (-) for the **FHA Case Number** (e.g., 123-4567890).
 - Do not enter a dollar sign, comma, or cents for the **Original Mortgage Amount**.
 - Only the first 5-digits of the servicer's 10-digit FHA ID are required.
3. If the mailing address is the same as the property address, click **Check Here if Mailing Address is the same as Property Address** in the *Mailing Address* section. Otherwise, information is required for all fields in this section.
4. The *Mortgagor(s)* section of the page requires the borrower's complete name and Social Security Number (SSN). Cases closed prior to 01/01/1998 do not require an SSN. If there are more than two borrowers, click **Check Here if More Mortgagors Exist for This Case**.
5. Click . The Insurance Termination (HUD Form 27050-A) Results page appears and indicates whether the change was successfully processed.



Insurance Termination (HUD Form 27050-A)

[Help Links](#) ?

FHA Case Number:

Original Mortgage Amount:

Termination Type: ▼

Termination Date: / /

Servicer:

Mortgagee's Reference:

Property Address

Street:

City: State: Zipcode:

Mailing Address

Check Here if Mailing Address is the same as Property Address

Street:

City: State: Zipcode:

Mortgagor(s)

Mortgagor Name:

Last: First: Initial:

SSN: - - * Mortgagor SSN required for cases closed on or after 1/1/1998

Co-Mortgagor Name:

Last: First: Initial:

SSN: - -

Check Here if More Mortgagors Exist for This Case


Figure 4: Insurance Termination (HUD Form 27050-A)

Discontinuing Monthly Premium Payments

If the monthly mortgage insurance premiums are paid up for an FHA case before schedule (i.e., accelerated payments were made on the loan and the unpaid principal balance is 78% or less), DO NOT terminate the case. Instead, use **Monthly MIP Cancellation** to change the month and year of the last monthly premium assessment (final bill date) to an earlier date. The current servicer or holder HUD has on record for the mortgage (FHA case) can change the final bill date as follows:

1. On the **Mortgage Record Changes** menu (Figure 1), click **Monthly MIP Cancellation**. The Monthly MIP Cancellation page appears (Figure 5).

Figure 5: Monthly MIP Cancellation page

2. Complete the Monthly MIP Cancellation page.
 - Include the dash (-) for the **FHA Case Number** (e.g., 123-4567890).
 - Do not enter a dollar sign, comma, or cents for the **Original Mortgage Amount**.
3. Click  **Send**. The Monthly MIP Cancellation Results page appears and indicates whether the change was successfully processed.

Notes:

- **Reset Monthly MIP** on the **Mortgage Record Changes** menu (Figure 1) can be used when the final bill date for a case was changed in error (via **Monthly MIP Cancellation**). It returns the final bill date to the original, computed date.
- The user (FHA Connection user ID) must have Mortgage Record Change authorization on the FHA Connection for *Terminations* in order to use **Monthly MIP Cancellation** and **Reset Monthly MIP**.